142.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	799,500	/	799,500
USE VALUE:	799,500	/	799,500
ASSESSED:	799,500	/	799,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOND JAMES A & DIANNE
Owner 2:	
Owner 3:	
Street 1:	102 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,994 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3994.000	367,600		431,900	799,500
Total Card	0.092	367,600		431,900	799,500
Total Parcel	0.092	367,600		431,900	799,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.69 | /Parcel: 488.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	91279
GIS Ref	
GIS Ref	
Insp Date	11/18/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,800	0	3,994.	431,900	799,700	799,700	Year End Roll	12/18/2019
2019	101	FV	278,500	0	3,994.	404,900	683,400	683,400	Year End Roll	1/3/2019
2018	101	FV	278,500	0	3,994.	334,700	613,200	613,200	Year End Roll	12/20/2017
2017	101	FV	278,500	0	3,994.	307,700	586,200	586,200	Year End Roll	1/3/2017
2016	101	FV	278,500	0	3,994.	280,700	559,200	559,200	Year End	1/4/2016
2015	101	FV	263,500	0	3,994.	275,300	538,800	538,800	Year End Roll	12/11/2014
2014	101	FV	263,500	0	3,994.	255,900	519,400	519,400	Year End Roll	12/16/2013
2013	101	FV	263,500	0	3,994.	243,500	507,000	507,000		12/13/2012

!10956!

PRINT

Date	Time
12/11/20	01:11:21

LAST REV

Date	Time
08/29/16	13:33:45
ekelly	
10956	

USER DEFINED

Prior Id # 1:	91279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13276-602		9/1/1977		48,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2015	1229	New Wind	17,384		8/27/2015			Replacing 12 windo
5/5/2010	399	Addition						1 STORY 14X14 ADD
2/5/2004	63	Re-Roof	5,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
11/18/2008	Meas/Inspect	355	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3994		Sq. Ft.	Site		0	80.	1.35	9									431,857						431,900	

Total AC/HA:	0.09169	Total SF/SM:	3994	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	431,857	Spl Credit		Total:	431,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29180932
Const Adj.:	0.98010004
Adj $ / SQ:	164.593
Other Features:	86750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412159
Depreciation:	44513
Depreciated Total:	367645

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

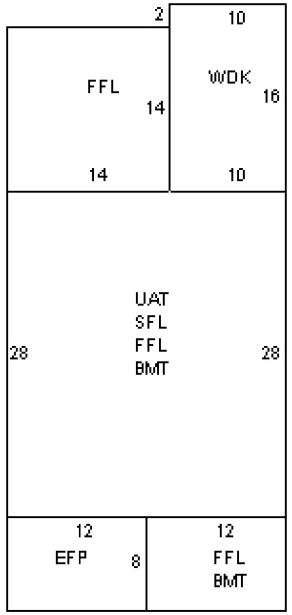
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.59
Special Features:	0	Val/Su Net:	129.99
Final Total:	367600	Val/Su SzAd	224.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	164.590	158,668
BMT	Basement	768	49.380	37,922
SFL	Second Floor	672	164.590	110,607
UAT	Upper Attic	168	65.840	11,061
WDK	Deck	160	12.010	1,921
EFP	Enclos Porch	96	54.480	5,230

Net Sketched Area:	2,828	Total:	325,409
Size Ad	1636	Gross Are	3332	FinArea	1636
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	